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SAN FRANCISCO HOUSING AUTHORITY

At a Glance

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SFHA PR...WN

PUBLIC HOUSIN...	
Total Units in Stock	6,096
Less: Off-Rent Units	311
Equal: Units Available for Occupancy	5,785
Less: Vacant Units	137
Equal: Total Occupied Units	5,648
Occupancy Percentage	97.6%

...ROGRAMS *	
Certificate Program	1,459
Voucher	2,741
Moderate Rehabilitation	985
New Construction	477
Substantial Rehabilitation	230
Pension Funds	100
Shelter Plus Care	377
HOPWA Program	315
Total Leased Units	6,684

Total Authorized Units	7,500

* As of July 31, 2001

SFHA PROGRAM UNIT BREAKDOWN

PUBLIC HOUSING *	
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Less: Off-Rent Units	311
Equal: Units Available for Occupancy	5,785
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SECTION 8 PROGRAMS *	
Certificate Program	1,459
Voucher	2,741
Moderate Rehabilitation	985
New Construction	477
Substantial Rehabilitation	230
Pension Funds	100
Shelter Plus Care	377
HOPWA Program	315
Total Leased Units	6,684

Total Authorized Units	7,500

* As of July 31, 2001

TENANT DEMOGRAPHIC HIGHLIGHTS

Description	Public Housing	Section 8
Total Number of Households *	5,530	6,684
Total Number of Residents	12,078	13,451
Race Composition:		
African-American	45.5%	40.5%
Asian/Pacific Islander	26.8%	24.4%
Caucasian	18.5%	26.1%
Hispanic	8.6%	8.4%
Native American	0.5%	0.5%
Others	0.1%	0.1%
Average Rent	$228.17	$304.98
Average Household Income	$11,785	$14,108
Number of Households on Waiting List	15,893	1,000
Total Number of Units *	6,096	
Total Number of Developments	53	

* Public Housing data does not include 117 household units for Hayes Valley which are privately managed. Total number of units exclude 661 HOPE VI units are being revitalize. Figures reported are as of August 10, 2001.

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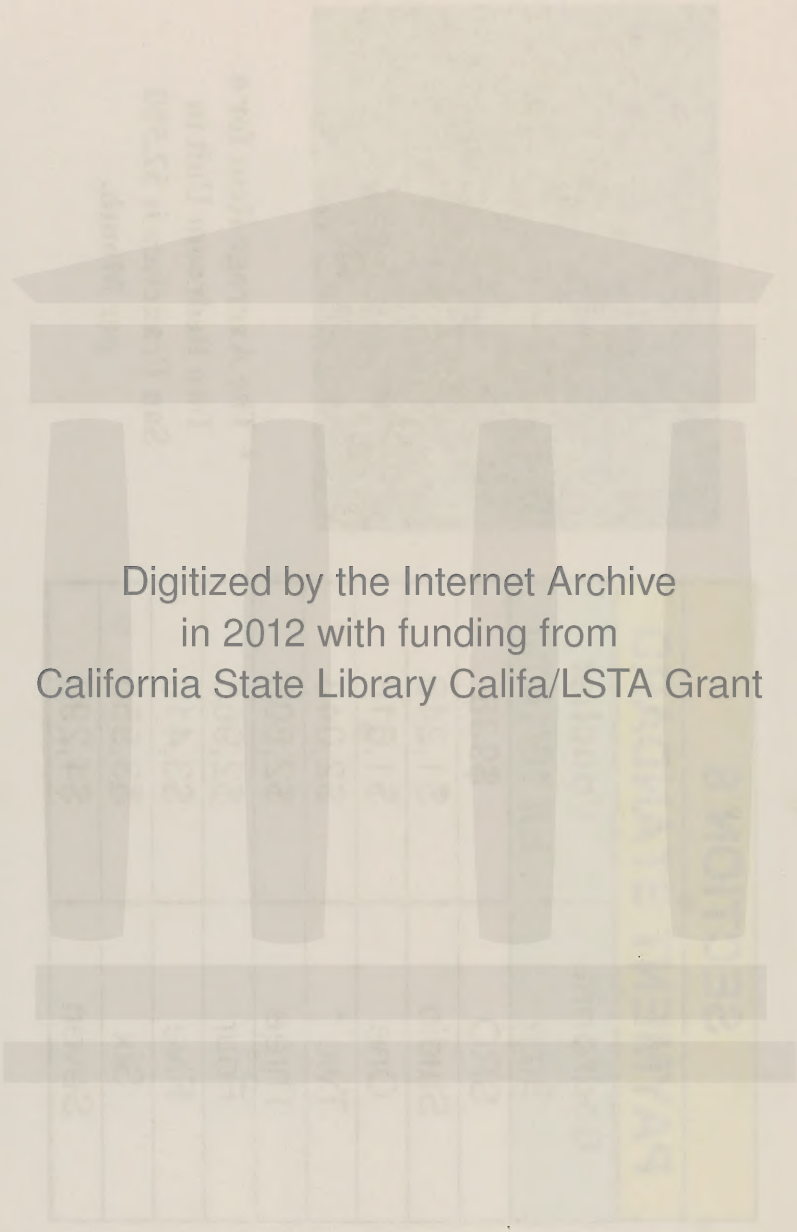
SECTION 8 PAYMENT STANDARD	
Bedroom Size	**Voucher Eff 10/18/00**
SRO	$936
Studio	$1,248
One	$1,616
Two *	$2,043
Three	$2,808
Four	$2,965
Five	$3,410
Six	$3,855
Seven	$4,299

*** The Average Rent for a Two Bedroom Unit in San Francisco is $2,500 per Month.**



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The San Francisco Housing Authority has five distinct federal revenue streams

$41M
Annually

Conventional Public Housing:

79% earmarked for fixed costs*. Remainder variable for operations.

$17.6M
Annually**

Comprehensive Grant/Capital Program:

Housing stock rehabilitation; monies distributed to PHA's by Federal formula.

$115M
To-date

HOPE VI***

Demolition and new construction of housing stock with private sector contribution of $163 million

$64M
Annually

Section 8 Housing:

Vouchers paid to landlords and SFHA administrative expenses.

$1.4M
Annually

Drug Elimination Program (DEP)

Security/ Prevention Programs ****

** Includes: Salaries, Fringe Benefits, Insurance & Utilities.*

Variable Items Includes: Supplies, Materials and Contract Services.

*** Congress has Proposed a 23% or $4M Cut in Funding.*

**** Competitive*

*****Congress has Proposed an Entire Cut of the DEP Program.*

FORCE ACCOUNT PROGRAM WORK ITEMS

Security Exterior Lighting

Remove all existing light fixtures
Replace internal wiring
Replace all exterior building, fixtures and entry lights
Install new conduit, junction boxes
Upgrade circuit breakers and photo cells
New Emergency Exit Lighting
New Stair Tower Lighting
New Mail Boxes
New Electronic Assisted Front Doors
New Guard Desks

Handicap Accessible Units

Refurbish Elevator Cars
New Accessible Public Bathrooms
New Ramping
New construction requires that all portions of buildings and facilities are designed to be readily accessible for disabled/handicapped.

FORCE ACCOUNT PROGRAM WORK ITEMS

Landscaping and Tree Pruning

Erosion control and perimeter landscaping
Haul debris and weed removal
Topsoil replacement, fertilizing and embedding of plants
Pipeline repairs, undermining and irrigation installation

Interior LBP Abatement/Stabilization

Removal of contaminated lead components within interior units and stabilization of lead in interior windows and doorframes by applying wide down, scrape and paint

Exterior Painting/Exterior LBP

Removal and scrape down of exterior buildings.
Stabilization of LBP by wash down method
Painting of all buildings, trims and doors

FORCE ACCOUNT PROGRAM WORK ITEMS

Asbestos Removal

Removal of all identified asbestos contained material in floor tiles, ceiling and trace asbestos in sheetrock.

HQS Repairs

Repair and replacement of all Housing Quality Standards deficiencies.
Total rehabilitation to units as needed

Childcare Center

Interior design, painting and layout

SUNNYDALE

Sunnydale is a 767 family unit public housing development located in the Visitacion Valley (southeast part of San Francisco).

EXTERIOR

RENOVATIONS

Before

After

Work Performed by SFHA Force Account Program

SUNNYDALE

INTERIOR RENOVATIONS

After

Before

Work Performed by SFHA Force Account Program

ALICE GRIFFITH

Alice Griffith is a 256 family unit public housing development located in the Bayview District (southeast part of San Francisco).

Before

INTERIOR RENOVATIONS

After

Work Performed by SFHA Force Account Program

VALENCIA GARDENS

Valencia Gardens is a 246 family unit public housing development located the Mission district of San Francisco).

EXTERIOR

RENOVATIONS

After

Before

Work Performed by SFHA Force Account Program

ROSA PARKS APARTMENTS

Rosa Parks Apts. is a 198 senior/disabled unit public housing high-rise development located in the Western Addition (central part of San Francisco).

EXTERIOR

RENOVATIONS

After

Before

Work Performed by SFHA Force Account Program

ROSA PARKS APARTMENTS

INTERIOR RENOVATIONS

After

Before

Work Performed by SFHA Force Account Program

CLEMENTINA TOWERS

The is a 276 unit senior/disabled public housing development located close to downtown San Francisco.

After

Before

EXTERIOR RENOVATIONS

Work Performed by SFHA Force Account Program

363 NOE STREET

This is a 22 senior/disabled unit public housing development located in the South of Market part of San Francisco.

INTERIOR

RENOVATIONS

Handicap Rehab Kitchen

Handicap Compliance Bathroom

Work Performed by SFHA Force Account Program

HAYES VALLEY

The "New" Hayes Valley is a 195 unit family public housing and tax credit development located in the Western Addition (central part of San Francisco).

HOPE VI

REDEVELOPMENT

After

Before

BERNAL DWELLINGS

This was a 208 unit severely distressed public housing development located in the Bernal Heights district of San Francisco.

HOPE VI

REDEVELOPMENT

Before

A total of 160 large townhouses and flats will be completed in September 2001 comprising of a total of 389 bedrooms.

During Construction

Before

PLAZA EAST

View of New Street

HOPE VI REDEVELOPMENT

A total of 193 new townhouses and flats for Plaza East will be completed in December 2001.

Views During Construction

HOPE VI

REDEVELOPMENT

NORTH

BEACH

View of the New Cable Car Station

The new development will contain up to 360 family and senior housing units along with retail and commercial space.

Before

128 households have been relocated. Currently, the east block is being prepared for demolition.

HOPE VI

REDEVELOPMENT

VALENCIA

GARDENS

View of New Entrance

The new development will replace 246 dilapidated and blighted public housing with approximately 250 new apartments on site and 60 apartments off-site.

Before

SFHA's SOCIAL SERVICES DELIVERY

The SFHA has aggressively sought resources for our Social Services delivery efforts from external sources. We have entered or in the process of entering into MOU's with the following providers:

1. Department of Human Services	CAL Works
2. Private Industry Council	Employment, training
3. San Francisco Unified School District	Education, computers
4. City College of San Francisco	GED, language, vocational
5. Department of Public Health	Health, mental health
6. San Francisco Police Department	Security, crime prevention
7. San Francisco State University	Education, urban needs
8. Youth Guidance Center	Truancy, intervention
9. Commission on Aging	Senior Services
10. Criminal Justice Council	Crime Prevention
11. Department of Children Youth & Families	Childcare, children's services
12. Park & Recreation Department	Recreation, social needs
13. State Parole Office	Paroles on developments.
14. Mayor's Office of Economic Development	First Source, economic development

- **Over 2,600 Public Housing Residents have been employed in both the private and public sector.**

- **Significant reduction in crime within our developments.**

- **Destroyed over 400 Guns in Gun BuyBack Programs.**

- **Performed Major Rehabilitation at the "Big Four" Developments, Sunnydale, Potrero Hill, Hunters Point, and Alice Griffith.**

- **Moved all five (5) of our HOPE VI developments forward with Hayes Valley completed and re-occupied; Bernal Dwelling construction 99% complete; Plaza East construction 70% complete; North Beach relocation 66% complete with 128 households temporarily relocated for demolition of the east block in October 2001 and Valencia Gardens planning and resident relocation underway.**

THE FUTURE…..

SFHA's "Blue Print for Change" has five major goals:

- **Preservation/Rehabilitation of Public Housing.**
- **New development of Public Housing Units.**
- **Homeownership for Public Housing residents.**
- **Security - San Francisco Police Department and Supplemental Private Security.**
- **Social Service Intervention - Resident Business, Job Opportunities, Health Care, Transportation, Childcare, etc..**